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5 Special Reorganization Counsel for Debtor
and Debtor-in-Possession, John Jean Bral

6 Alan J. Friedman (State Bar No. 132580)
7 **SHULMAN HODGES & BASTIAN LLP**
100 Spectrum Center Drive, Suite 600
8 Irvine, California 92618
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10 Attorneys for Debtor and
11 Debtor-in-Possession, John Jean Bral

12 **UNITED STATES BANKRUPTCY COURT**
13 **CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION**

14 In re

15 JOHN JEAN BRAL,

16 Debtor and Debtor-in-
17 Possession.

Case No. 8:17-bk-10706-SC

Chapter 11

DECLARATION OF ERLANNA LOHAYZA
RE: SERVICE OF PLAN PACKAGES

Plan Confirmation Hearing:

DATE: October 15, 2018

TIME: 9:30 a.m.

Place: Courtroom 5C
411 West Fourth Street
Santa Ana, California 92701

22
23 I, Erlanna Lohayza, declare:

24 1. I am a paralegal employed by the law firm of Shulman Hodges & Bastian LLP,
25 counsel for the above-referenced debtor and debtor-in-possession (the "Debtor"). The following is
26 within my own personal knowledge and, if called upon to do so, I would testify thereto.

27 2. On August 3, 2018, envelopes containing the documents listed below were mailed
28 by first-class mail to all creditors and parties in interest (as set forth on the list attached hereto).

- 1 (a) Second Amended Chapter 11 Plan [Dissemination Version] (the "Plan");
2 (b) Second Amended Disclosure Statement Describing Chapter 11 Plan
3 [Dissemination Version];
4 (c) If the addressee is a member of a class designated as impaired by the Plan, a
5 ballot;
6 (d) Notice of Hearing on Confirmation of the Second Amended Chapter 11
7 Plan; and
8 (e) Order Approving Second Amended Disclosure Statement Describing
9 Chapter 11 Plan.

10 I declare under penalty of perjury that the foregoing is true and correct.

11 Executed on this 7th day of August, 2018, at Irvine, California.

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15 Erlanna Lohayza
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27
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John J. Bral
64 Sandpiper
Irvine, CA 92604

Office of the United States Trustee
411 W. Fourth Street
Suite 7160
Santa Ana, CA 92701-4593

Suntrust Mortgage
Attn Authorized Agent
PO Box 79041
Baltimore, MD 21279-0041
[SCH D – SECURED]

Citibank
Attn Authorized Agent
PO Box 78005
Phoenix, AZ 85062-8005
[SCH D – SECURED]

Bank of America/Bayview
Attn Authorized Agent
PO Box 650225
Dallas, TX 75265-0225
[SCH D – SECURED]

Cannae Financial LLC
Attn Authorized Agent
45303 Ventura Blvd., Suite 1650
Sherman Oaks, CA 91403
MAIL RETURNED 6/14/17

Cannae Financial LLC
Attn Authorized Agent
825 Barrington Avenue
Los Angeles, CA 90049
[SCH D – SECURED AND SCH F]

Barry Beitler
825 S Barrington Avenue
Los Angeles, CA 90049
[SCH F – UNSECURED]

County of Orange
Treasurer - Tax Collector
PO Box 1438
Santa Ana, CA 92702-1438
[TAXES]

Jonathan Ahdoot
4 Blanchard
Irvine, CA 92603
[SCH F – UNSECURED]

Citi Bank
Attn Authorized Agent
PO Box 78045
Phoenix, AZ 85062-8045
[SCH F – UNSECURED]

Bank of America
Attn Authorized Agent
PO Box 15019
Wilmington, DE 19886-5019
[SCH F – UNSECURED]

Bank of America
Attn Authorized Agent
PO Box 15291
Wilmington, DE 19850
[SCH F – UNSECURED]

Les Jakosky
c/o Daniel Germain
16311 Ventura Blvd Suite 1200
Encino, CA 91436-2152
[SCH F – UNSECURED]

Barry Beitler c/o Tom Lallas Esq
Levy Small & Lallas
815 Moraga Drive
Los Angeles, CA 90049-1633
[SCH F – UNSECURED]

Michelle Easton
1900 E Warner Ave Ste M
Santa Ana, CA 92705
[SCH D – SECURED]

Avalon Associates Ltd
Attn Authorized Agent
PO Box 207
Bonsall, CA 92003
[SCH F – UNSECURED]

Gary Salomons Esq
Gary Salomons LLP
16311 Ventura Blvd Ste 970
Encino, CA 91436
[SCH F – UNSECURED]

AFG Investment Fund 7 LLC
Attn: Authorized Agent Barry Bietler
825 S. Barrington Avenue
Los Angeles, CA 90049
[SCH F – UNSECURED]

BAB 8 LLC
Attn Authorized Agent
825 S Barrington Ave
Los Angeles, CA 90049
[SCH F – UNSECURED]

Bayview Loan Servicing LLC
Attn Authorized Agent
PO Box 650225
Dallas, TX 75265-0225
[SCH D – SECURED]

Beitler & Associates
Attn Authorized Agent
825 S Barrington Ave
Los Angeles, CA 90049
[SCH F – UNSECURED]

Beitler Commercial Realty Services
Attn: Barry Beitler
825 S Barrington Ave
Los Angeles, CA 90049
[SCH F – UNSECURED]

Betsy Boyd
2 Park Plaza Suite 100
Irvine, CA 92614
[SCH F – UNSECURED]

Nuray DePriest (Creditor/POC)
5151 Walnut Ave., Apt. 25
Irvine, CA 92604

Bayview Loan Servicing LLC
Attn: Authorized Agent/ Specialized Team
4425 Ponce De Leon , 5th Floor
Coral Gables, FL 33146

~~Cornerstone Law Corporation
Attn: Authorized Agent
300 Bristol Street N Suite 100
Newport Beach, CA 92660
MAIL RETURNED 6/22/17~~

David Seror
Brutzkus Gubner Rozansky et al
21650 Oxnard Street Suite 500
Woodland Hills, CA 91367
[SCH F – UNSECURED]

First Citizens Bank & Trust Company
Attn: Authorized Agent
4300 Soix Forks Road
Raleigh, NC 27609
[SCH F – UNSECURED]

First Citizens Bank & Trust Company
c/o CT Corporation System
818 W 7th Street Suite 930
Los Angeles, CA 90017
[SCH F – UNSECURED]

Steward Financial LLC
Attn: Barry Beitler
825 S Barrington Ave
Los Angeles, CA 90049
[SCH F – UNSECURED]

Frاندzel Robins Bloom & Castro LC
Attn: Authorized Agent
1000 Wilshire Blvd 19th Floor
Los Angeles, CA 90017
[SCH F – UNSECURED]

Honda Financial Services
Attn: Authorized Agent or Tellisa
Norment, Bankr. Collector
PO Box 168088
Irving, TX 75016-8088
[SCH F – UNSECURED]

~~James D Hornbuckle
Cornerstone Law Corporation
2102 Business Center Drive
Irvine, CA 92612
[RET. MAIL-UNABLE TO FWD]~~

James D Hornbuckle
Cornerstone Law Corporation
34145 Pacific Coast Hwy Suite 221
Dana Point, CA 92629
[SCH F – UNSECURED]

Jeffrey L Hayden
9625 Oak Pass Road
Beverly Hills, CA 90210
[SCH F – UNSECURED]

~~Levinson Arshonsky & Kurtz LLP
Attn: Authorized Agent
15303 Ventura Blvd Suite 1650
Sherman Oaks, CA 91403
REMOVED – PER WRITTEN REQ.~~

Lloyd K Chapman
Law Offices of Lloyd K Chapman
4558 Sherman Oaks Ave
Sherman Oaks, CA 91403
[DECEASED]

Michael S Kogan
Kogan Law Firm APC
1849 Sawtelle Blvd Suite 700
Los Angeles, CA 90025
[SCH F – UNSECURED]

MTC Financial Inc dba Trustee Corps
Attn: Authorized Agent/Marisol Nagata
17100 Gillette Ave
Irvine, CA 92614
[SCH F – UNSECURED]

County of Orange
OC Treasurer/Tax Collector
PO Box 4515
Santa Ana, CA 92702-4515
[TAXES]

~~Samini Scheinberg PC
840 Newport Center Drive
Suite 700
Newport Beach, CA 92660
MAIL RETURNED 09.22.17~~

Capital One Bank (USA)/American
Infosource – Attn: Authorized Agent
PO Box 71083
Charlotte, NC 28272-1083

~~Bayview Loan Servicing LLC
Attn: Authorized Agent
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146
[DUPLICATE]~~

U.S. Securities & Exchange
Commission – Attn: BK Counsel
444 South Flower St., Ste. 900
Los Angeles, CA 90071-9591

Franchise Tax Board
Section MS:A-340
PO Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Barry Beitler
c/o Gary E. Klausner, Esq.
10250 Constellation Blvd., Ste. 1700
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Steward Financial LLC
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10250 Constellation Blvd., Ste. 1700
Los Angeles, CA 90067
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Tom Lallas, Esq/Mark D. Hurwitz, Esq.
Levy, Small & Lallas
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Los Angeles, CA 90049

Synchrony Bank
c/o PRA Receivables Management LLC
PO Box 41021
Norfolk, VA 23541

Les Jakofsky
c/o Daniel B. Spitzer, Esq.
Law Offices of Daniel B. Spitzer
16311 Ventura Blvd., Suite 1200
Encino, CA 91436-2152

Bayview Loan Servicing LLC
c/o Edward G. Schloss
3637 Motor Avenue Suite 220
Los Angeles, CA 90034

County of Orange
Attn: Ratna D. Butani, Bankr. Collection
Officer
PO Box 4515
Santa Ana, CA 92702

Counsel for Beitler, et al
KRIKOR J. MESHEFEJIAN
LEVENE, NEALE, BENDER
10250 Constellation Boulevard,
Suite 1700
Los Angeles, California 90067

Mutual of Omaha Bank
Attn: Authorized Agent
3281 E Guasti Road Suite 400
Ontario, CA 91761

~~Mutual of Omaha Bank~~
~~Mail Code: BAZ-04050~~
~~1665 W. Alameda Dr., Suite 101~~
~~Tempe, AZ 85282~~
[Returned Mail]

Citizens Business Bank
Attn: Authorized Agent/Monitoring and
Reporting
9337 Milliken Avenue
Rancho Cucamonga, CA 91730

Citizens Business Bank
Attn: Authorized Agent
PO Box 4118
Ontario, CA 91761

George Gelsebach
15426 Briarwood Drive
Los Angeles, CA 91403

BMW Financial Services NA, LLC
Customer Service Center
PO Box 3608
Dublin, OH 43016

SunTrust Mortgage, Inc.
The Wolf Firm
2955 Main Street, Second Floor
Irvine, CA 92614-2528

Bank of America
PO Box 982238
El Paso, TX 79998-2238

Citibank
PO Box 790034
St Louis, MO 63179-0034

Citibank, N.A.
PO Box 688971
Des Moines, IA 50368-8971

REQUEST FOR NOTICE PARTIES:

CitiMortgage – c/o Tiffany & Bosco P.A.
Attn: William F. McDonald, Esq.
1230 Columbia Street, Suite 680
San Diego, CA 92101
[SCH D – SECURED]

CitiMortgage, Inc.
Attn: Authorized Agent
PO Box 6030
Sioux Falls, SD 57117-6030
[SCH D – SECURED]

BMW Financial Services NA, LLC Dept.
Ascension Capital Group/Acct.#4504
PO Box 165028
Irving, TX 75016
[SCH F – UNSECURED]

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 100 Spectrum Center Drive, Suite 600, Irvine, CA 92618

A true and correct copy of the foregoing document entitled (*specify*): **DECLARATION OF ERLANNA LOHAYZA RE; SERVICE OF PLAN PACKAGES** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On August 7, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) August 7, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

The Honorable Scott C. Clarkson
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5130
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL
(*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

8/7/2018

Lori Gauthier

/s/ Lori Gauthier

Date

Printed Name

Signature

SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Thomas H Casey** kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- **Alan J Friedman** afriedman@shbllp.com, lgauthier@shbllp.com
- **Daniel K Fujimoto** wdk@wolffirm.com
- **Beth Gaschen** bgaschen@wgllp.com,
kadele@wgllp.com;vrosales@wgllp.com;cbmeeker@gmail.com;cyoshonis@wgllp.com
- **Michael J Hauser** michael.hauser@usdoj.gov
- **Mark D Hurwitz** mhurwitz@lsl-la.com, dsmall@lsl-la.com,kfinn@lsl-la.com
- **Gary E Klausner** gek@lnbyb.com
- **William N Lobel** wlobel@pszjlaw.com,
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- **Kathleen J McCarthy** kdriggers@tomcaseylaw.com, msilva@tomcaseylaw.com
- **William F McDonald** Caecf@tblaw.com, wfm@tblaw.com;snchampney@tblaw.com
- **Krikor J Meshefejian** kjm@lnbrb.com
- **Dipika Parmar** dipika.parmar@aissolution.com
- **Babak Samini** saminicourtnotice@gmail.com,
bsamini@saminilaw.com;nprado@saminilaw.com;lnavarro@saminilaw.com;swatts@sami
nilaw.com
- **Edward G Schloss** egs2@ix.netcom.com
- **Valerie Smith** claims@recoverycorp.com
- **Daniel B Spitzer** dspitzer@spitzeresq.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Zann R Welch** ecfnofices@ascensioncapitalgroup.com